

Streamlined Design Review (SDR)

## 8306 13TH AVENUE NW

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**Project #:** #3035744-EG

**Applicant Team:** Vann Lanz,  
*Developer*

b9 architects  
*Architect*

Root of Design  
*Landscape Architect*

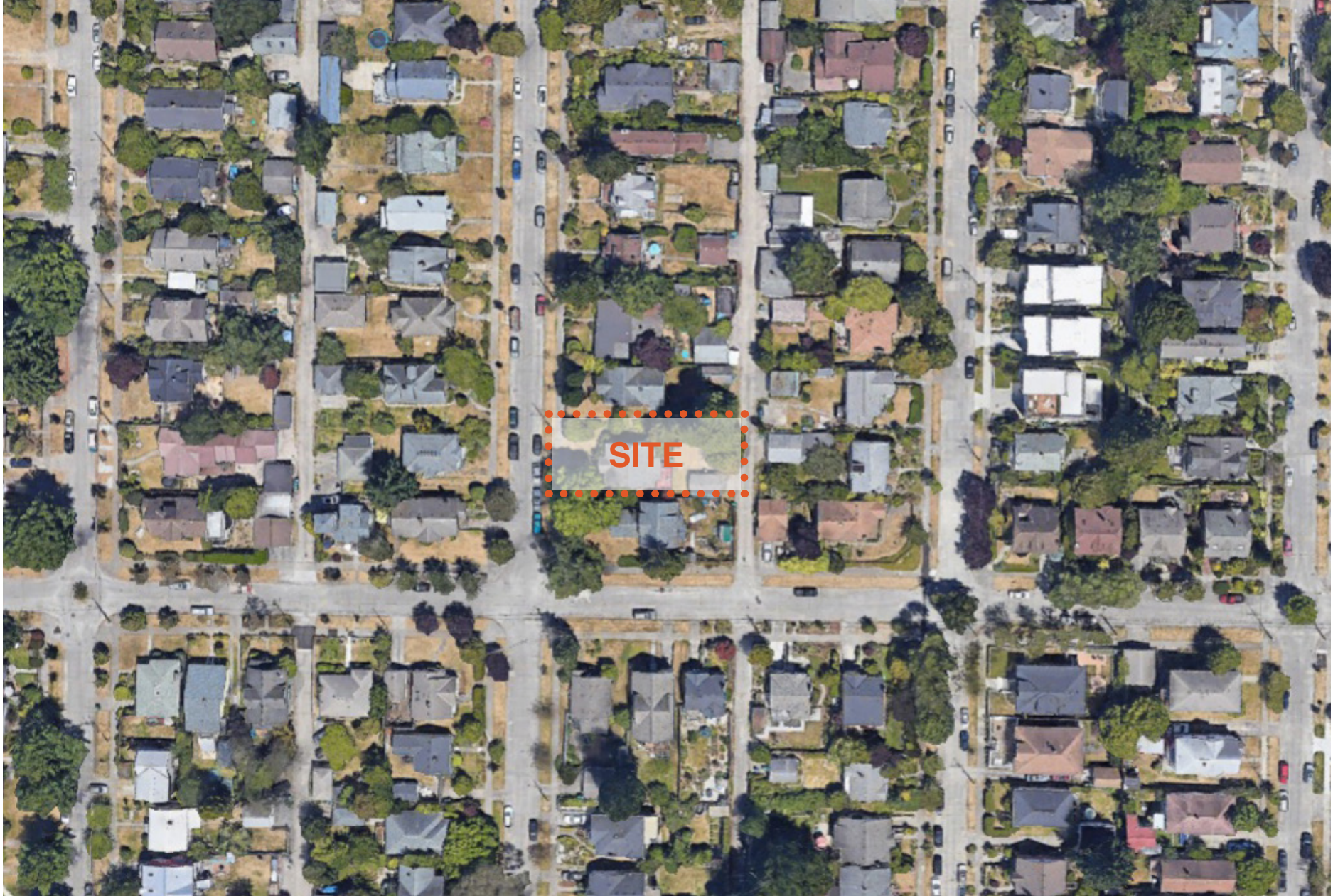


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14th Ave NW

13th Ave NW

Alley

12th Ave NW

NW 83rd Street



## OBJECTIVES

Construct (5) new three-story townhouse units. Parking for vehicles will be provided on private garages and at grade behind the structures. Access to parking shall be provided from the alley. Existing structures to be removed.

Gross Floor Area	8,503 sf
Site Area	6,353 sf
Number of Parking Spaces	5
Number of Bike Parking Spaces	8

**Sustainability**  
Design and construct new structure to achieve a 4-Star Built Green certification.

## EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 8306 13th Avenue NW, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included a large sign installed on site, an ad in a local print newsletter, an interactive project website and a site tour/walk.

Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

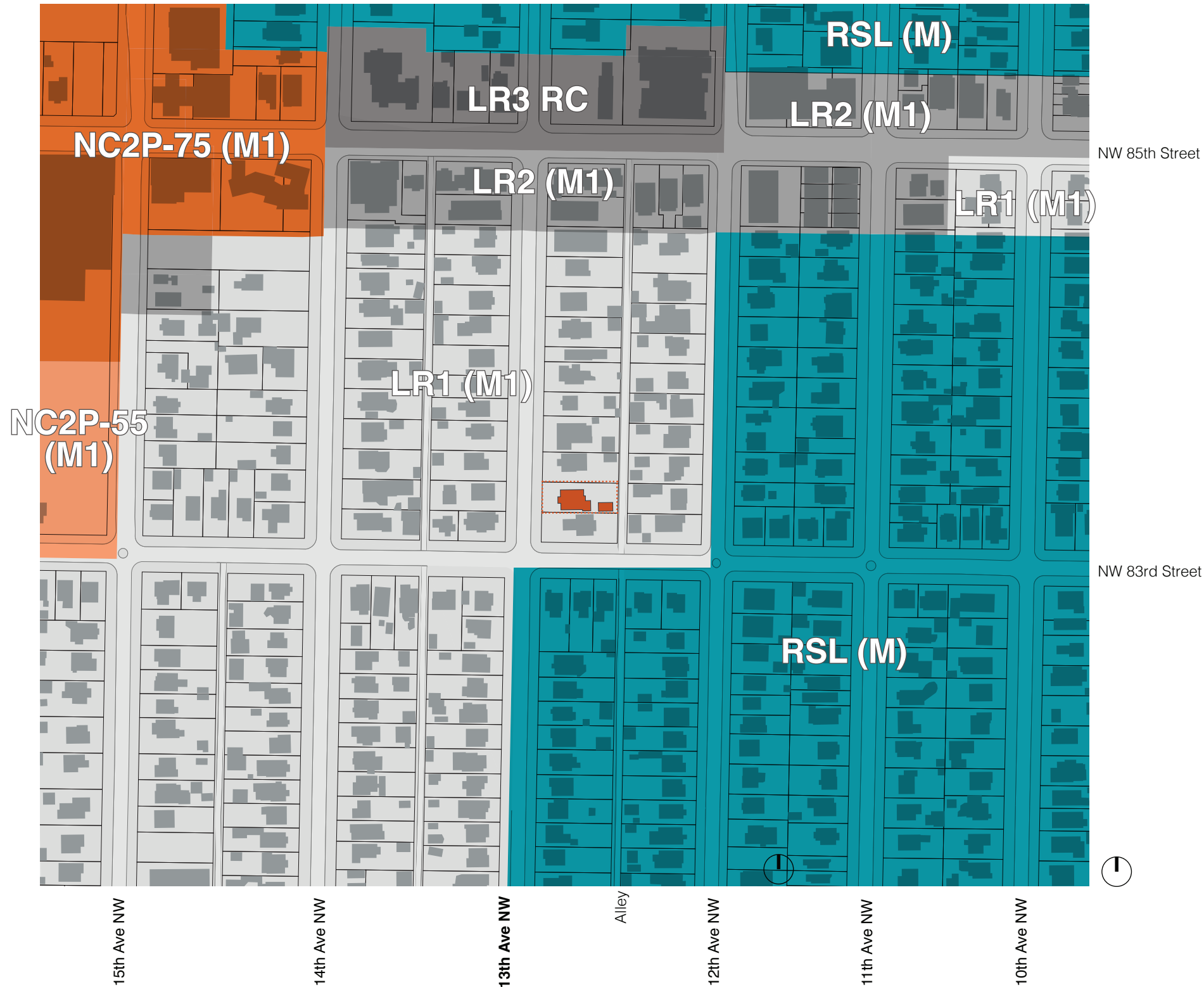
*Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

OUTREACH METHOD	DATE IMPLEMENTED	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
① Printed Outreach 10 posters placed in neighborhood landmarks, community and utility poles	November 8, 2019	0	None received
② Digital Outreach Interactive project webpage	October 31, 2019	0	None received
③ In-Person Outreach Hosted 1-hour community on-site walk	November 22, 2019	0	None received



## ZONING ANALYSIS

This site is located in an LR1 and does not directly abut any other zones.



**ADDRESS**

8306 13th Avenue NW

**PARCEL #**

292170-0355

**LEGAL DESCRIPTION**

LOT 22 AND 23, BLOCK 15, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN COLUME 20 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEATTLE, CONTY OF KING, STATE OF WASHINGTON.

**LOT SIZE**

6,353 sf

**ZONE**

LR1 (M1)

**URBAN VILLAGE OVERLAY**

Crown Hill (Residential Urban Village)

## ZONING SUMMARY

**Zone**

LR1 (M1)

**23.45.504 PERMITTED USES:**

- Residential use permitted outright

**23.45.510 FLOOR AREA RATIO:**

- FAR OF 1.3 applies for zones with an MHA suffix

**23.45.512 DENSITY LIMITS:**

- Townhouse development in LR1 must meet the density limits. 1/ 1,300 square feet 6,350 square feet / 1,300 square feet = 4.88 = 5 Units.

**23.45.514 STRUCTURE HEIGHT:**

- 30 Feet base height, Rooftop features may extend 10 feet above the base height limit.
- Pitched roofs in LR zones that are not shed or butterfly roofs 5 feet above the height limit
- Shed and butterfly roofs in LR zones the high side(s) of a shed or butterfly roof may extend 3 feet above the height
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

**23.45.518 SETBACKS AND SEPARATIONS:**

- Front: 7' average., 5' Min.
- Side: 5' for facades less than 40 feet,
- 7 Avg. 5 Min. For facade over 40 feet.
- Rear: 7' average., 5' Min.

**23.45.522 AMENITY AREA:**

- The required amenity area in LR1 zones for townhouses is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.

**23.47A.016 LANDSCAPING AND SCREENING STANDARDS:**

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

**23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:**

- Maximum Structure Width: 60 feet for townhouses developments in LR1 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

**23.45.534 LIGHT AND GLARE STANDARDS:**

- Exterior lighting shall be shielded and directed away from adjacent properties

**23.54.040 TRASH AND RECYCLING STORAGE:**

- Residential uses proposed to be located on separate plateted lots, for which each dwelling unit will be billed separately for utilities, and shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.

**23.54.015.K BICYCLE PARKING:**

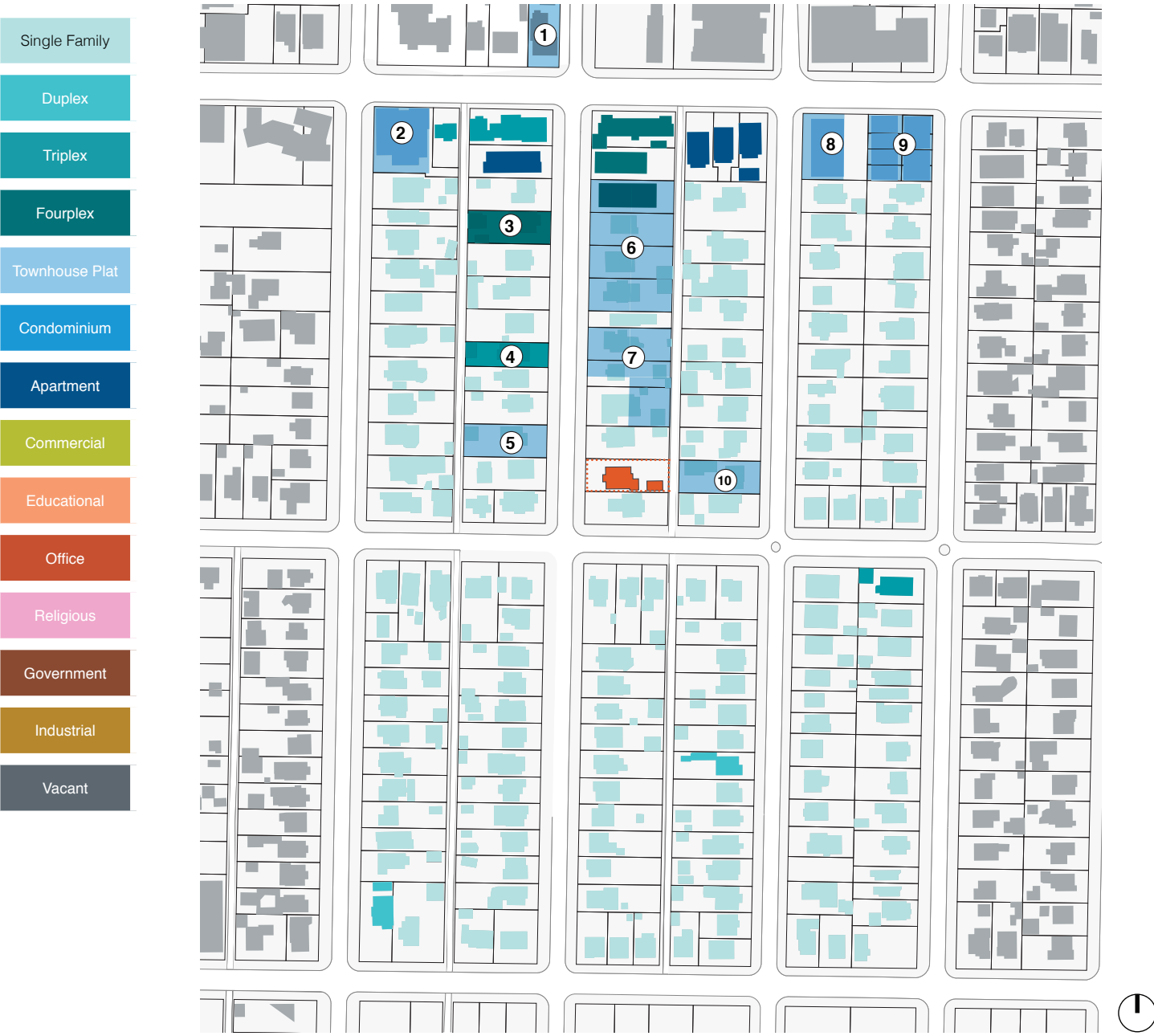
- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units, rounds up to even number.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.



SITE CONDITIONS & CONSTRAINTS



ADJACENT USES



Proposed Developments in Proximity to the Site

Address	Proposal	Address	Proposal
① 8511 13th Ave NW	8 Rowhouses	⑥ 8350 13th Ave NW	24 Rowhouses
② 8354 14th Ave NW	5 Townhouses	⑦ 8318 13th Ave NW	12 Rowhouses
③ 8345 13th Ave NW	1 Fourplex	⑧ 8364 12th Ave NW	7 Rowhouses
④ 8327 13th Ave NW	1 Triplex	⑨ 1103 NW 85th St	8 Townhouses
⑤ 8315 13th Ave NW	5 Townhouses	⑩ 8307 12th Ave NW	3 Townhouses

EXISTING CONDITIONS

- 8306 13th Avenue NW is a 6,352 square foot rectangular lot with dimensions of 127 feet east-west and 50 feet north-south. On the lot currently exists a single family home built in 1924 with an accessory garage structure. The immediate surroundings contain a mix of single family homes, with many proposed townhouse/rowhouse structures.
- The parcel is located in Crown Hill on 13th Avenue NW, which is an Urban Village Residential street, per the Seattle Streets Illustrated map. The alley to the rear (east edge) of the site allows for vehicular access to the existing garage on site .
- The site is predominantly flat with a cross slope of roughly 2'-0" towards the southeast corner of the property line.



① View facing Northeast looking at site



② View facing Southeast looking at site



③ View facing Northwest looking at site



④ View facing West looking at site



## NEIGHBORHOOD ANALYSIS

- The parcel is located near the southeast corner on 13th Avenue NW, approximately 72 feet away from the corner of 13th Avenue NW and NW 83rd Street. The adjacent sites contain single family homes. The home to the north was built in 1922, while the home to the south is in the process of being redeveloped into 9 new rowhouses. Across the alley to the east are additional single family homes, with 3 proposed townhouses directly across from the site. To the north and west on the same block are 7 proposed townhouse/ rowhouse developments, the largest containing 24 townhouses. Baker park is nearby at approximately 500 feet northwest from the site.
- The site is well served by bus lines, including Rapid Ride
- Line D, #40, #45, #15X, #994, and 28X, facilitating travel to many Seattle Neighborhoods including Chinatown, Pioneer Square, Downtown, Northgate, University District, and Lake City.
- The neighborhood was originally settled as agricultural land and later developed into single family housing, with small pockets of commercial buildings. Recently the neighborhood has undergone many changes, with new proposed townhouse / rowhouse developments popping up on over a third of the parcels of the 13th Avenue NW block. The character of the neighborhood is evolving, eventually it will contain a mixture of contemporary townhouse / rowhouse structures and 1900's single family homes.



① Single family at 83rd St and 13th Ave NE



② Single family on 13th Ave NE



⑤ Townhouses at 15th Avenue NW and NW 80th Street



⑥ Pharmacy at NW 85th Street and 15th Avenue NW



⑦ Retail NW 85th Street and 11th Avenue NW



⑧ Townhouses on NW 85th Street and 12th Avenue NW



③ Church at NW 85th Street and 14th Ave NW



④ Townhouses at NW 85th Street and 14th Ave NW



⑨ Church at NW 85th Street and 14th Ave NW



⑩ Single Family at NW 83rd Street and 12th Ave NW



⑪ Single Family on 12th Ave NW



⑫ Single Family on 12th Ave NW



SITE SURVEY

ADDRESS

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LOT SIZE

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ZONE

LR1 (M1)

URBAN VILLAGE OVERLAY

Crown Hill (Residential Urban Village)

ARBORIST REPORT



Andrew Lyon,  
ISA Certified Arborist, PN-6446A  
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,  
Edmonds WA 98020  
206-734-0705

11/18/2019

Arborist Inventory Report for:

8306 13<sup>th</sup> Ave NW

Seattle WA 98117

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging the lot. According to the Directors Rule 2008 there are no exceptional trees on or overhanging this lot. There are no groves on or overhanging this lot. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. Any trees that are retained and protected with the prescribed tree protection measures are expected to survive the proposed development project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the circumference of the tree at the narrowest point below 4.5' above grade and dividing by 3.14 and rounding off to the nearest inch. Multi stemmed tree's total DBH was calculated by squaring the DBHs of the individual trunks, adding them together and taking the square root of the sum and rounding to the nearest inch.

All Tree Protection Measures are in accordance with current Best Management Practices and shall be in place prior to breaking ground on the project.

The previous owner appears to have removed the large tree from the front yard.

1. Common Pear *Pyrus communis* 13" DBH, 22' tall with a 9' drip line. This tree is in good health and condition and is to be removed.
2. Western Red Cedar *Thuja plicata* 15" DBH, 30' tall with an 8' drip line. This tree is in good health and condition and is to be retained and protected. A protection area shall be created by fencing the area on the lot that is within 8' of the trunk with 4' tall orange construction fencing. This area shall be posted with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area throughout the development project with one exception, the fencing may be temporarily removed for a few days while pavers are hand placed in the area, then the fencing will be reinstalled. Any excavation done within 5' of the protection fence shall be done by hand with shovels with care taken not to rip or tear any encountered roots but rather to cleanly cut or prune them. This tree will also require pruning by an ISA certified arborist using best management practices. No cuts shall be made outside of the subject property. The pruning shall provide 7' height clearance and reduce branches that extend more than 6' over the property to the place where they extend about 6' into the property. Not more than 20% of the volume of the canopy shall be removed.
3. Western Red Cedar *Thuja plicata* 26" DBH, 45' tall with a 16' drip line. This tree is in good health and condition and is to be retained and protected. A protection area shall be created by

fencing the area on the lot that is within 8' of the trunk to the south and 16' of the trunk to the east and west with 4' tall orange construction fencing. This area shall be posted with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area throughout the development project with one exception, the fencing may be temporarily removed for a few days while pavers are hand placed in the area, then the fencing will be reinstalled. Any excavation done within 5' of the protection fence shall be done by hand with shovels with care taken not to rip or tear any encountered roots but rather to cleanly cut or prune them. This tree will also require pruning by an ISA certified arborist using best management practices. No cuts shall be made outside of the subject property. The pruning shall provide 7' height clearance and reduce branches that extend more than 6' over the property to the place where they extend about 6' into the property. Not more than 20% of the volume of the canopy shall be removed.

4. Western Red Cedar *Thuja plicata* 14" DBH, 20' tall with a 12' drip line. This tree is in good health and condition and is to be retained and protected. A protection area shall be created by fencing the area on the lot that is within 6' of the trunk to the south and 12' of the trunk to the east and west with 4' tall orange construction fencing. This area shall be posted with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area throughout the development project with one exception, the fencing may be temporarily removed for a few days while pavers are hand placed in the area, then the fencing will be reinstalled. Any excavation done within 5' of the protection fence shall be done by hand with shovels with care taken not to rip or tear any encountered roots but rather to cleanly cut or prune them. This tree will also require pruning by an ISA certified arborist using best management practices. No cuts shall be made outside of the subject property. The pruning shall provide 7' height clearance and reduce branches that extend more than 6' over the property to the place where they extend about 6' into the property. Not more than 20% of the volume of the canopy shall be removed.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon

ISA Certified Arborist PN-6446A

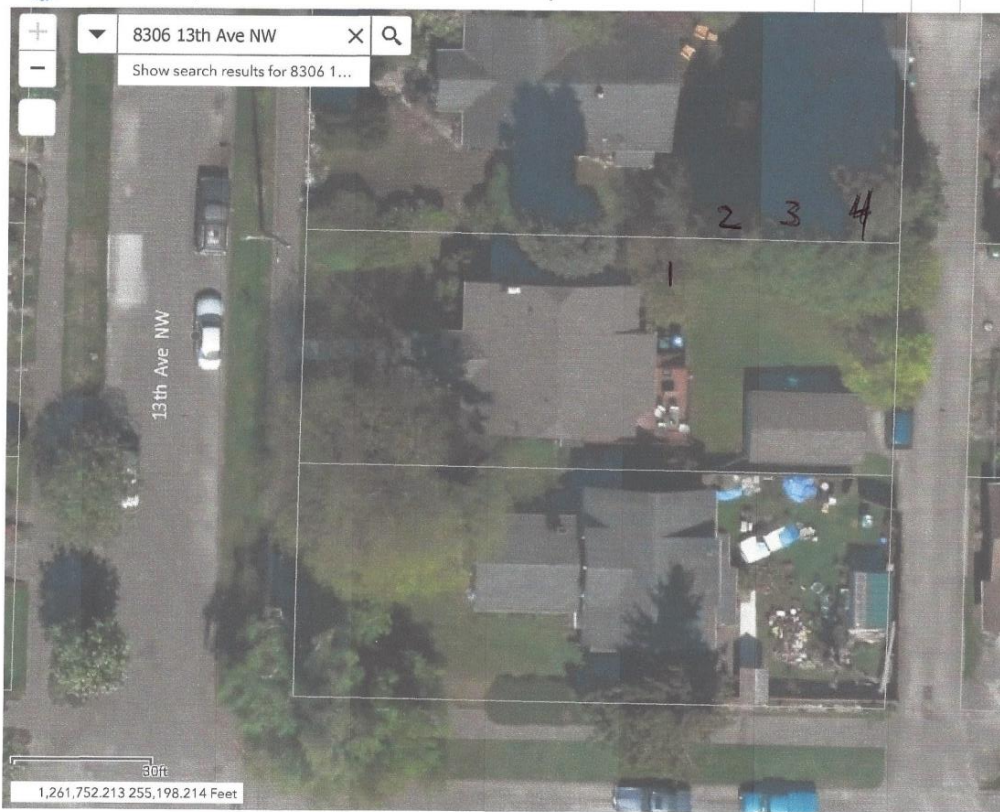
Tree Risk Assessment Qualified CTRA #512

Department of Construction & Inspections GIS

Tree location map for: 8306 13<sup>th</sup> Ave NW

http://seattlecitygis.maps.arcgis.com/apps/webappviewer/it

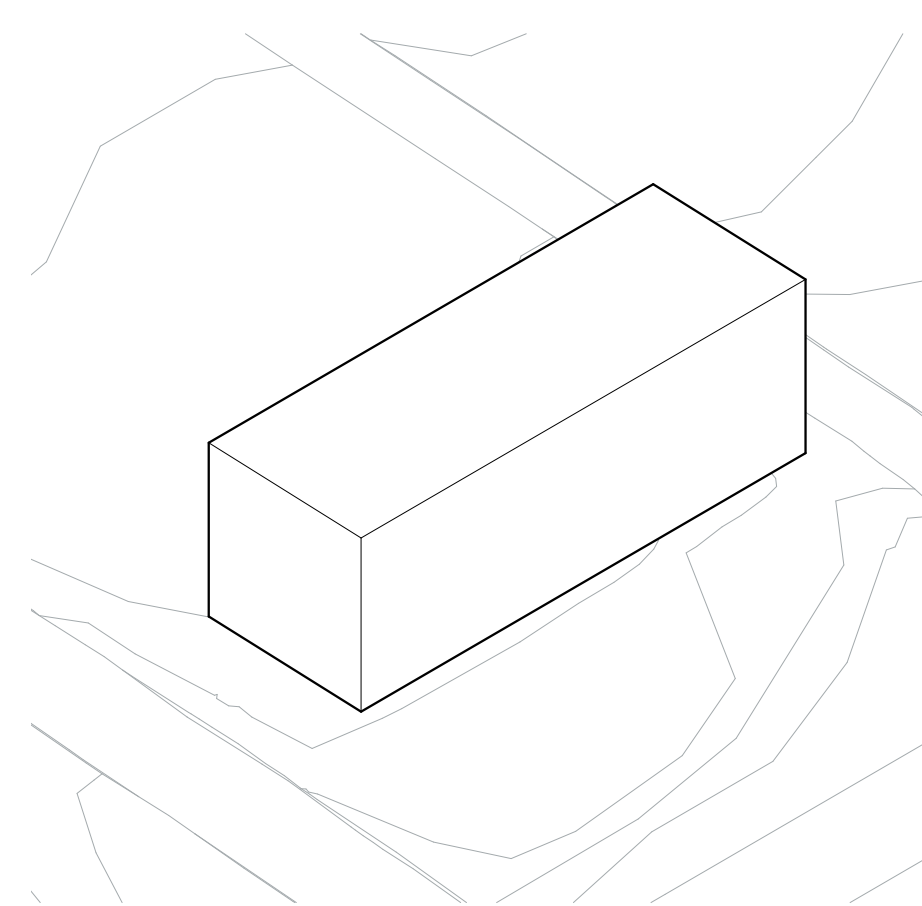
Seattle Department of Construction & Inspections GIS



Tree Chart for 8306 13<sup>th</sup> Ave NW

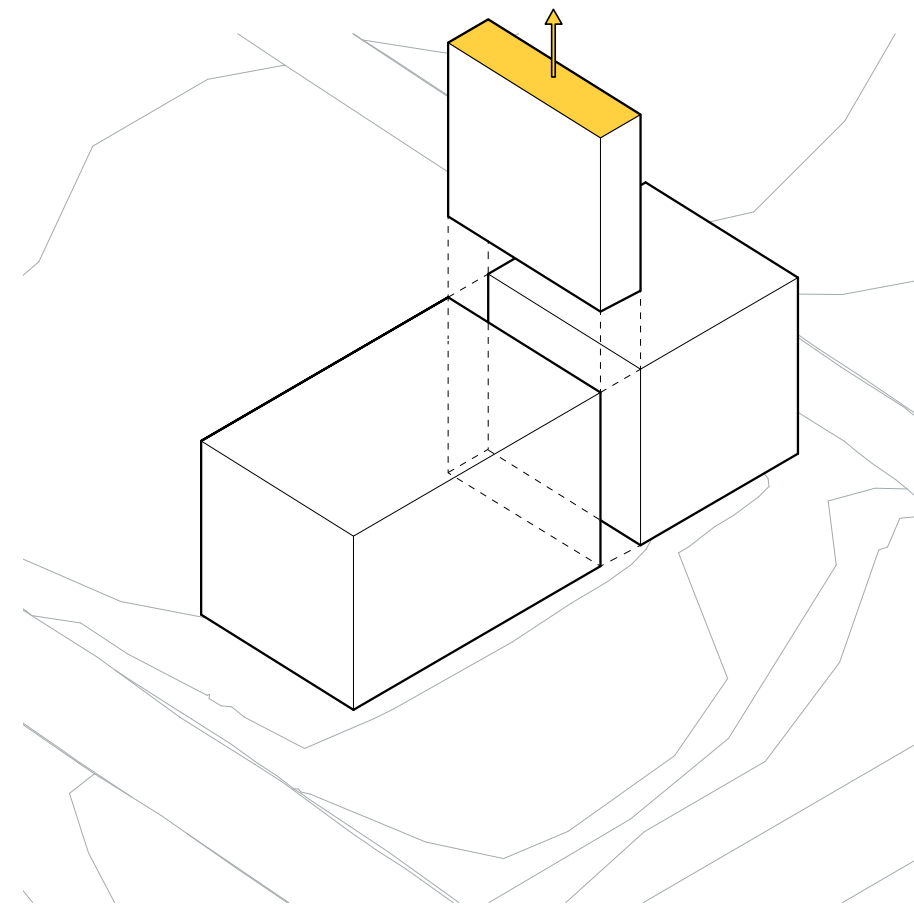
Tree #	Tree Name	DBH in inches	Drip Line in Ft	On Site?	Exceptional?	Retain or Remove
1	Common Pear	13	9	Yes	No	Remove
2	Western Red Cedar	15	8	No	No	Retain and protect
3	Western Red Cedar	26	16	No	No	Retain and protect
4	Western Red Cedar	14	12	No	No	Retain and protect

# MASSING DEVELOPMENT



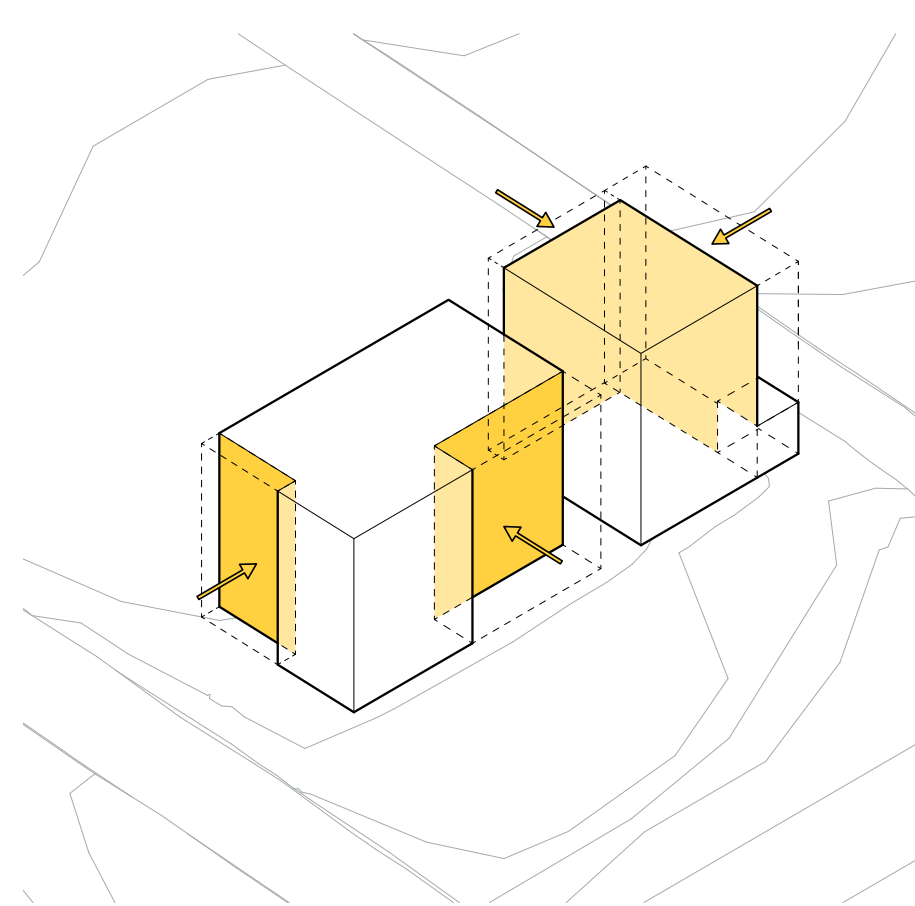
## 1. SOLID MASSING

The site setbacks define a volume of the project.



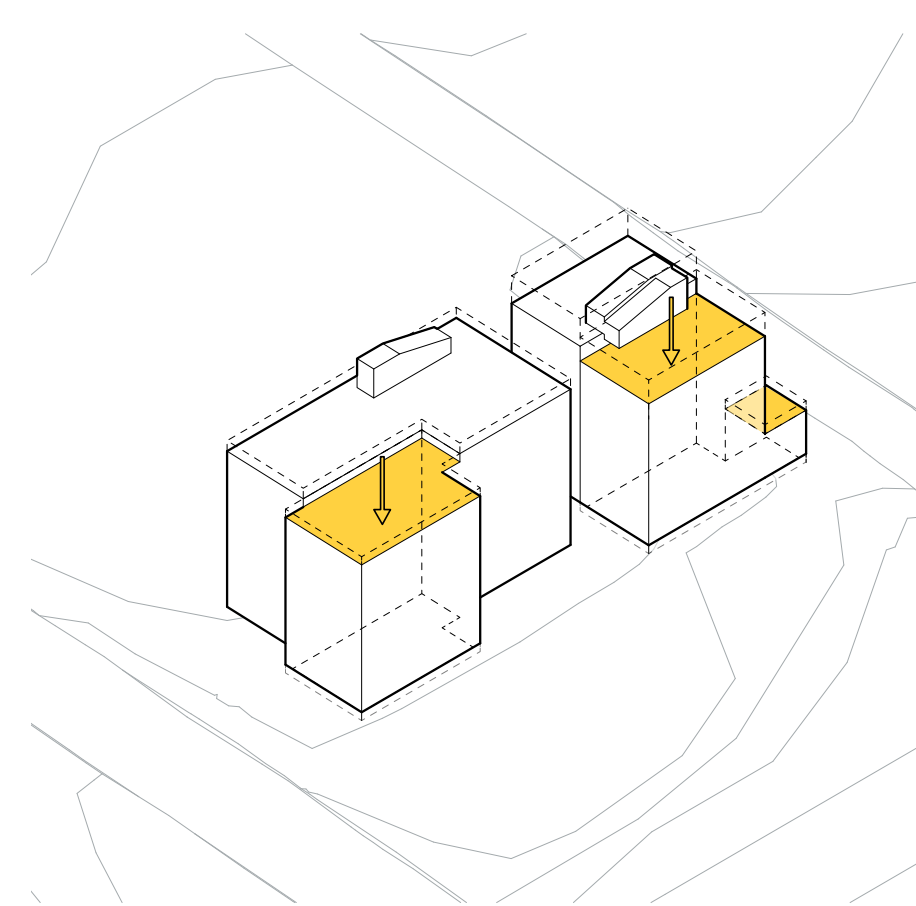
## 2. DIVISION OF MASS INTO TWO VOLUMES

The proposal is separated into smaller masses, creating an internal central courtyard.



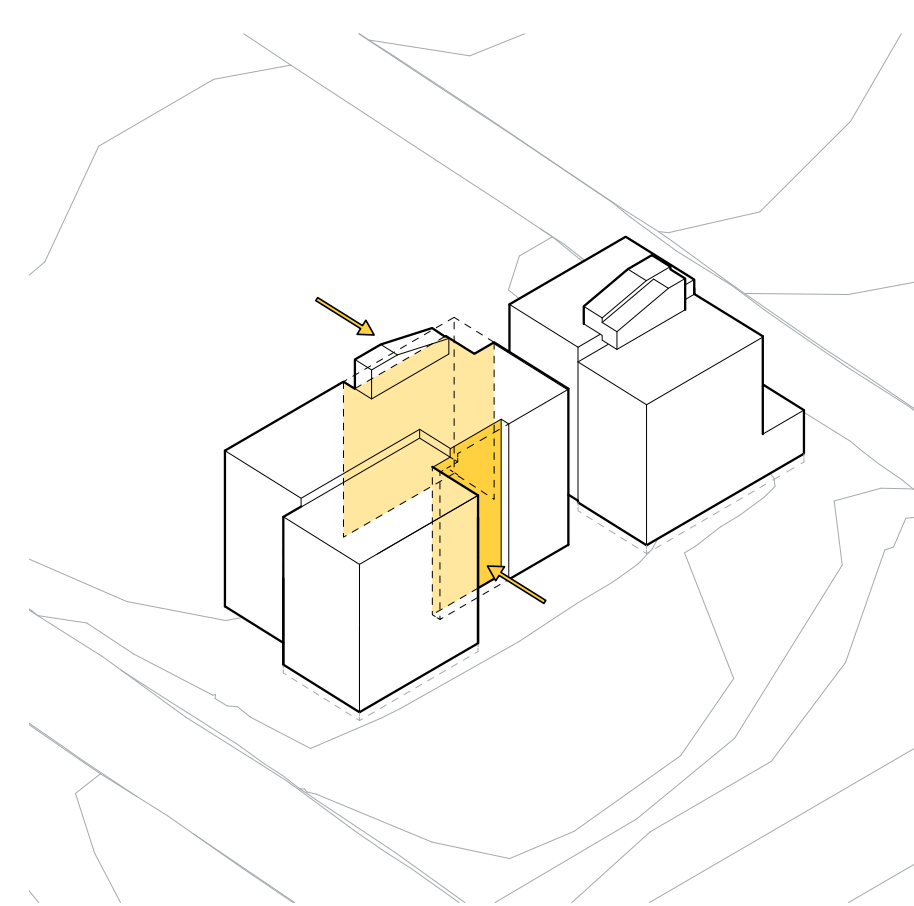
## 3. MODULATION OF FACADE AND CREATION OF COURTYARD

The two masses are articulated, creating modulation at the street and alley. In addition, the central courtyard grows and is primarily south-facing.



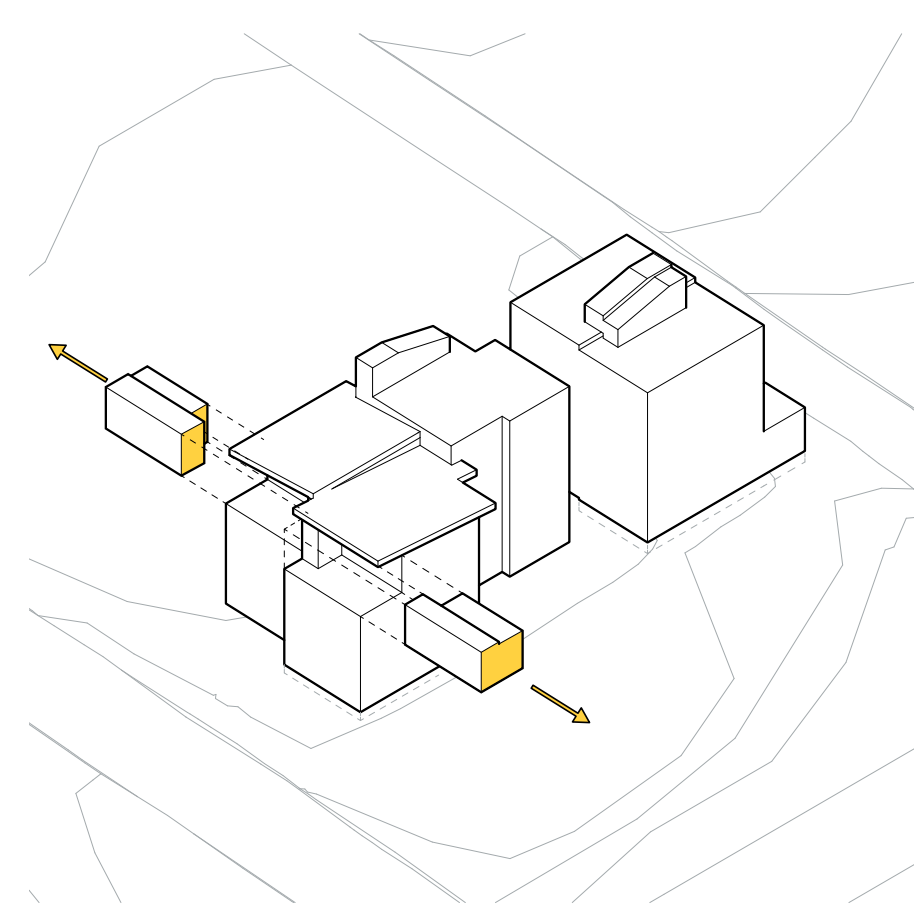
## 4. RESPONSE TO TOPOGRAPHY

The individual units are expressed within the two separate structures. The overall unit is lowered in response to the sloping site topography and to respect adjacent sites.



## 5. FURTHER ARTICULATION

Additional modulation is introduced, so that all project facades are treated consistently.



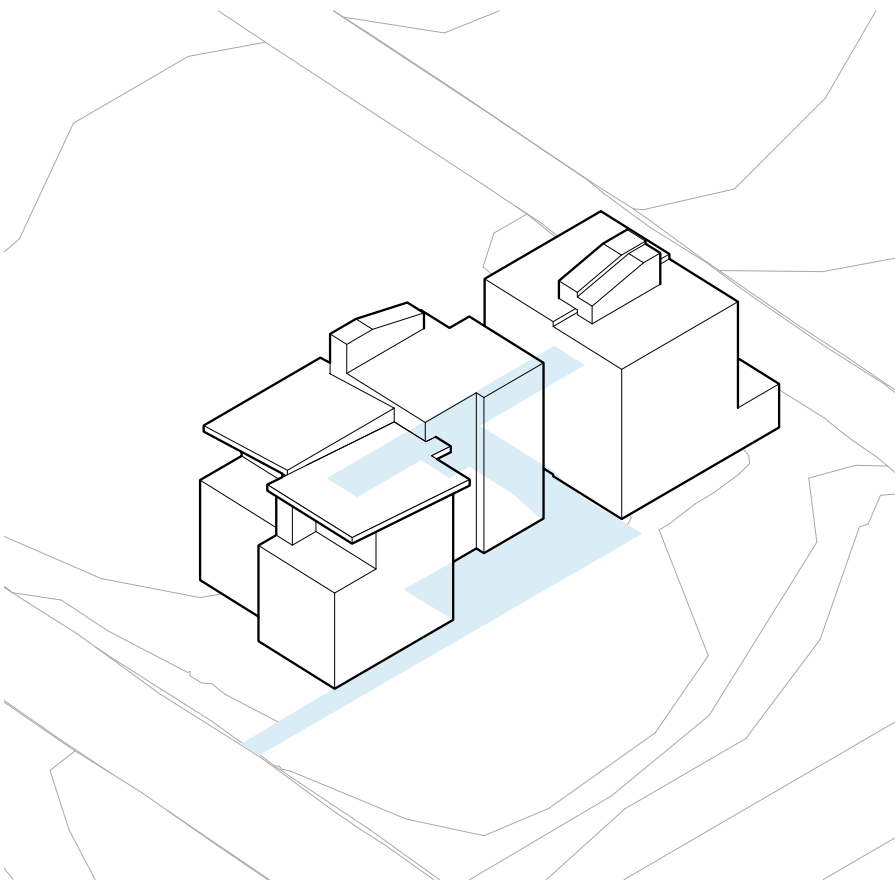
## 6. REDUCTION OF STREET FACADE

The street-facing units are further modulated, reducing their height to two-stories abutting the street, consistent with the height of adjacent structures across the street.



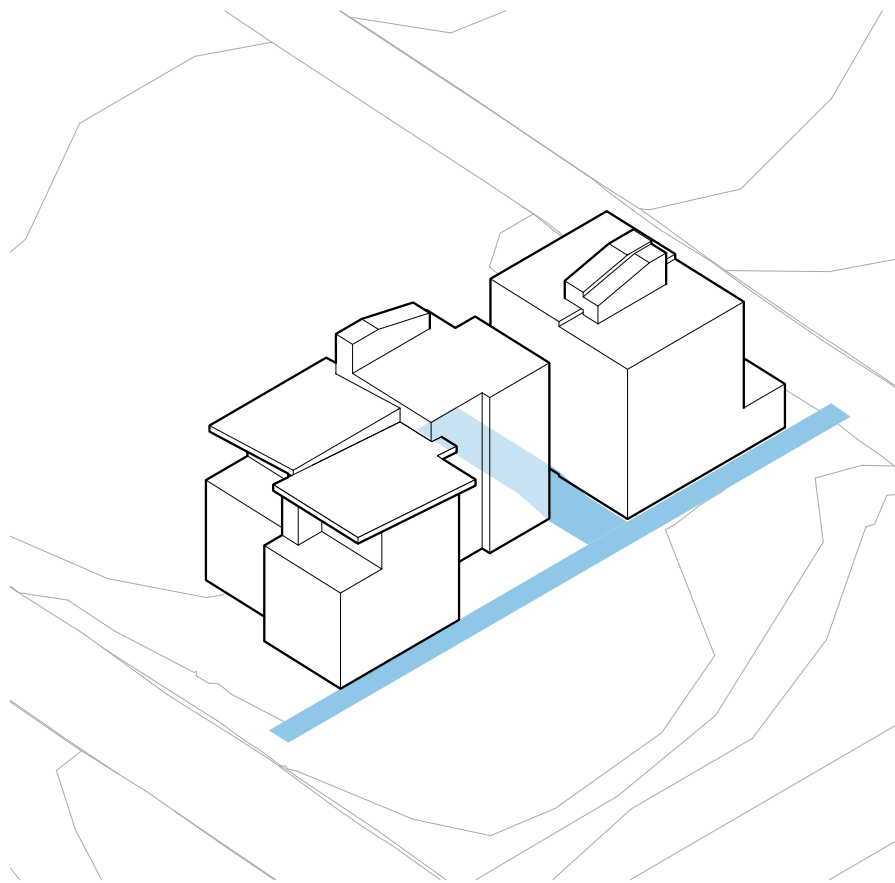
## CIRCULATION DEVELOPMENT

The project has been designed to be responsive to both the existing typology of the site and future developments. Two street facing units are designed to tie in with the single family typology of the neighborhood, while the other three step with the natural southeastern slope of the site. As part of an important segment of pedestrian traffic between 13th Avenue NW and 15th Avenue NW, shared circulation strongly influenced the design of movement and courtyards. This walkway connects the site east-west allowing a continuation of movement from alley into the south-facing courtyard, and eventually into the street. High quality materials of Cembrit fiber cement panels are featured on two-story volumes highlighting individual units and their entries. These two-story elements help break down the bulk of the structures and reference the smaller adjacent structure heights. Simple tones mixed with bold and deep colors help create visual interest and break down the overall mass of the structures. Parking for all units is accessed from the alley, with a single attached garage for the southeast townhouse.



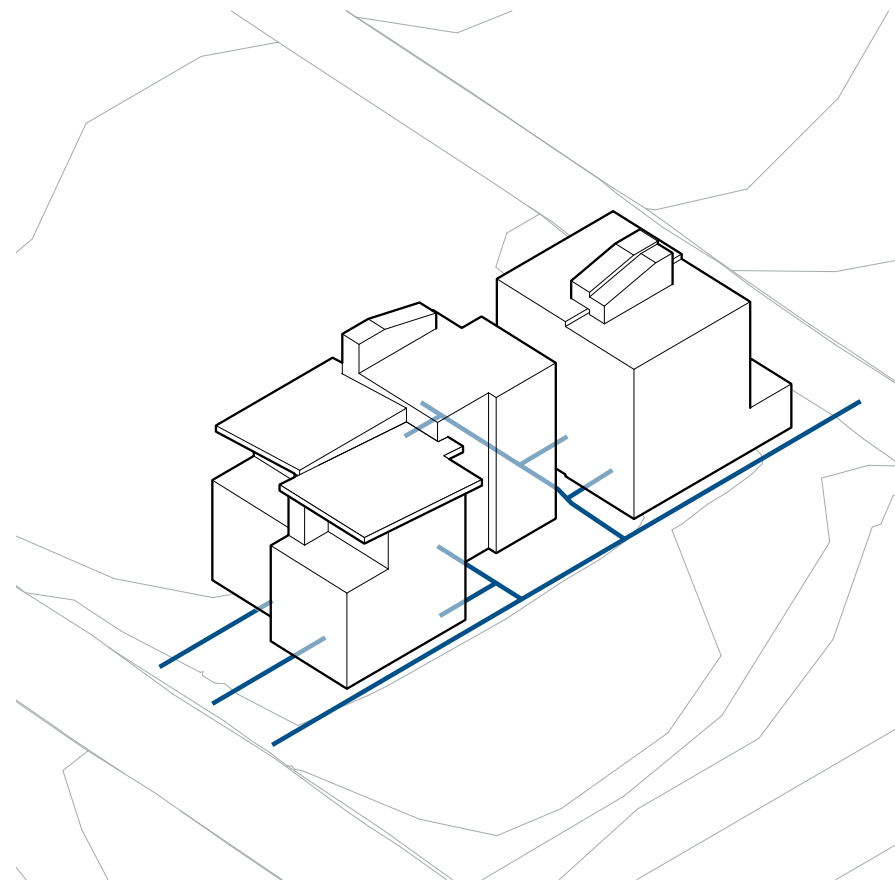
### 1. COURTYARD

The site features a large, primarily south-facing central courtyard that is visible from and connects to 13th Avenue NW. All units have direct access to the courtyard space.



### 2. SITE CIRCULATION

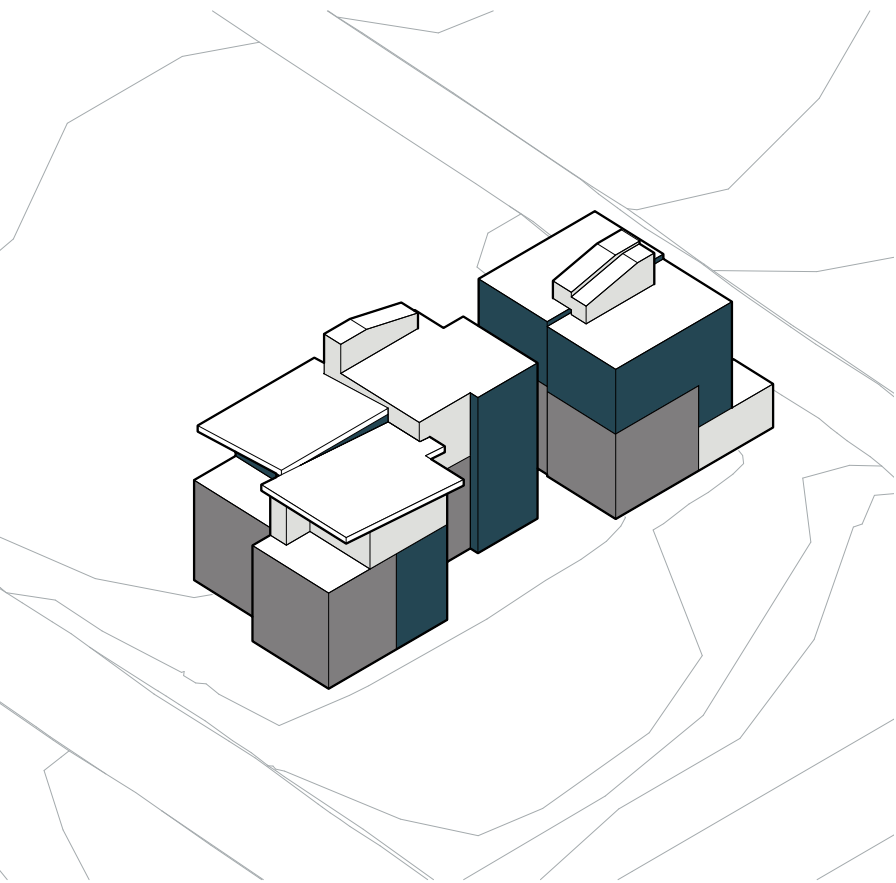
Site circulation is located along the south side of the project. A single path connects from 13th Avenue NW through the courtyard, to the alley at the rear of the site.



### 3. UNIT ACCESS

The street-facing units directly engage 13th Avenue NW. In addition all units have access to the central courtyard and alley at the rear of the site.

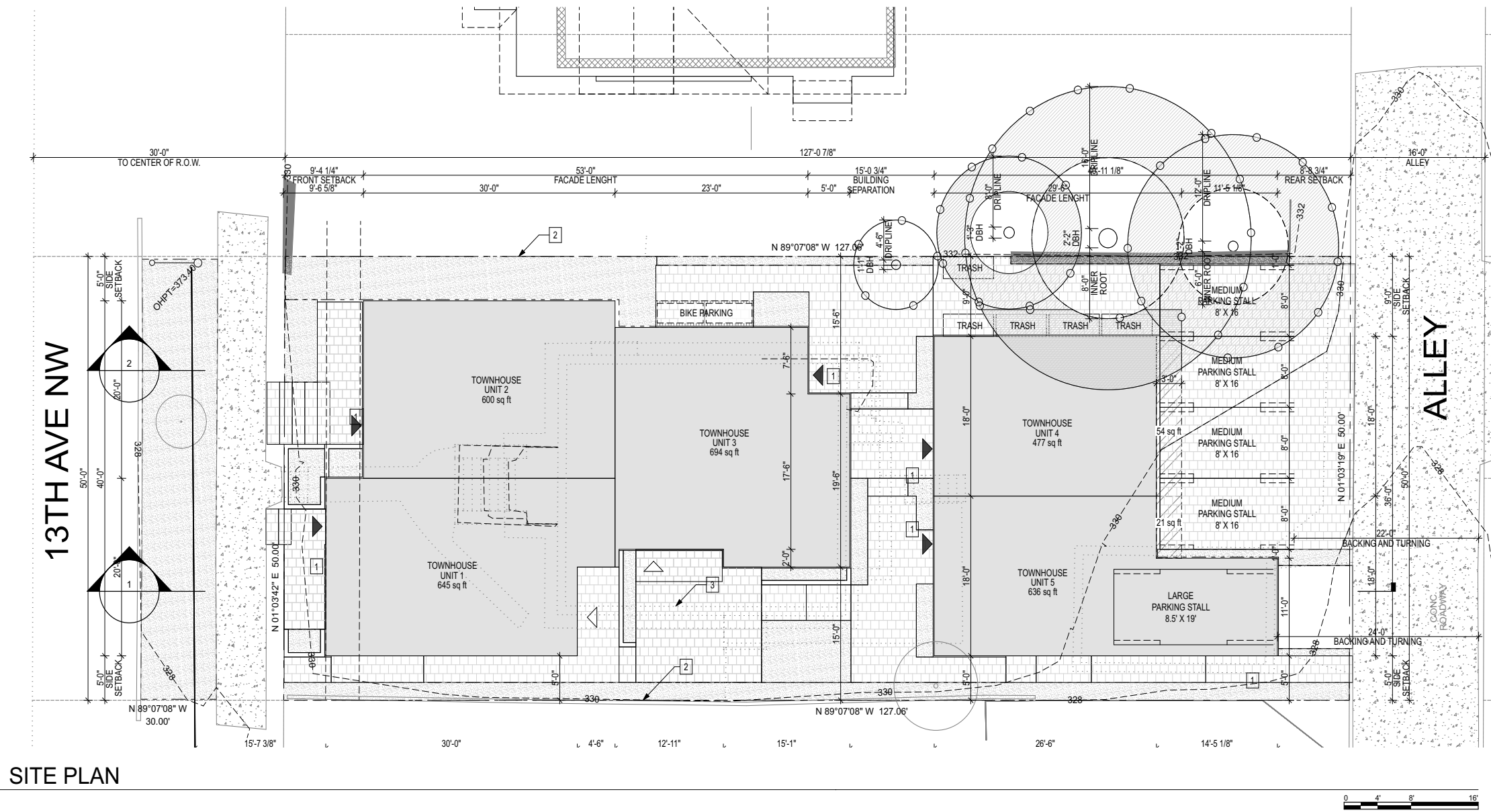
## FACADE DEVELOPMENT



### 4. MATERIAL AND TONE EXPLORATION

Material expression articulates elements of scale and responds to massing shapes. High Quality Cembrit paneling highlights two-story volumes at all units along the street and courtyard where it can be easily viewed and experienced.

SITE PLAN



SITE PLAN

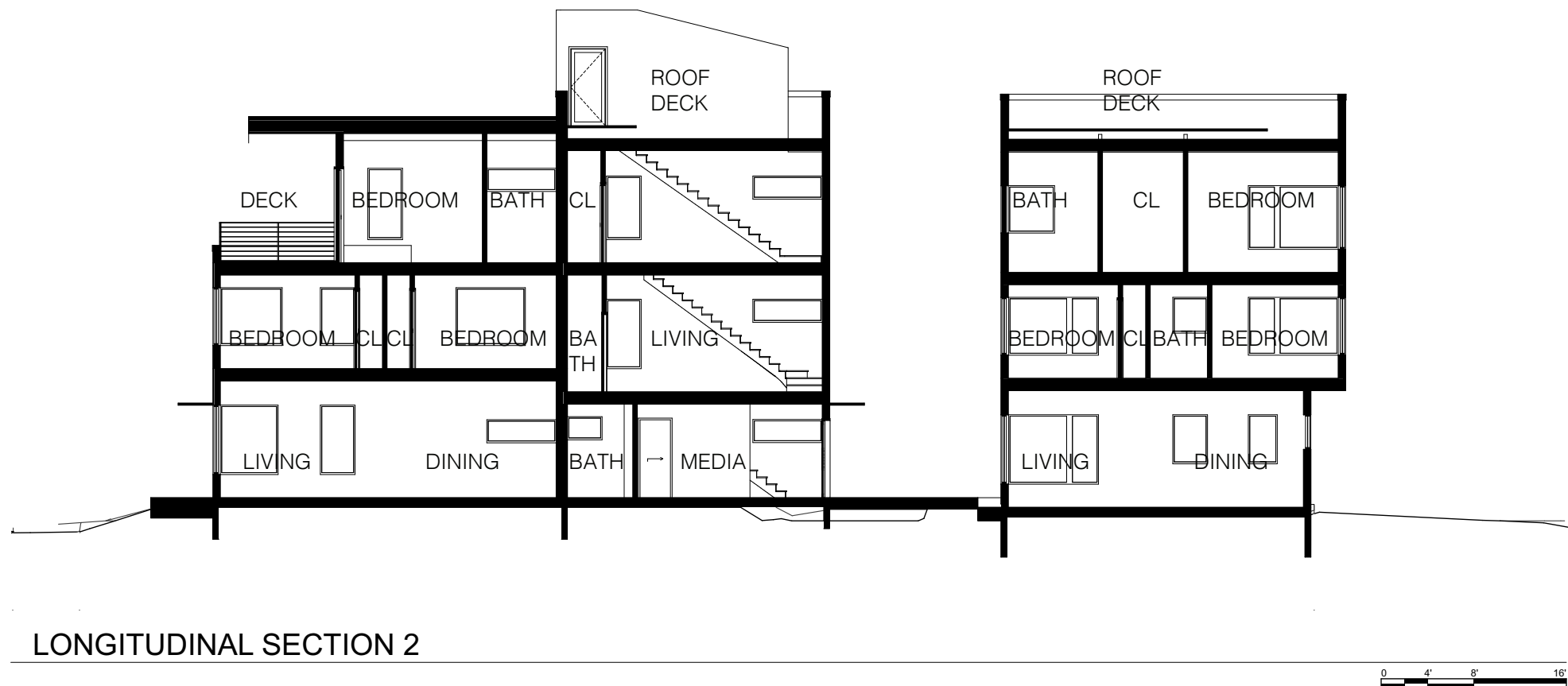
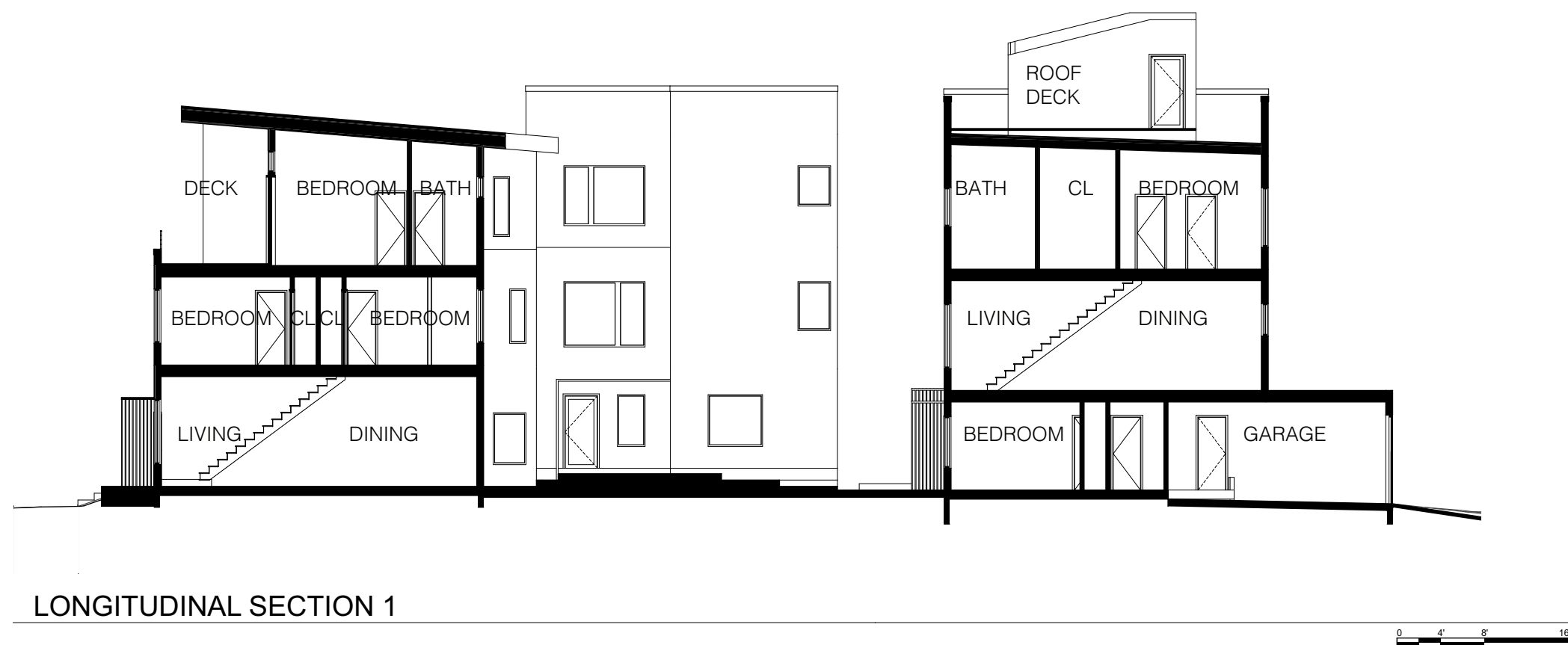
COMPOSITE SITE PLAN



COMPOSITE SITE PLAN

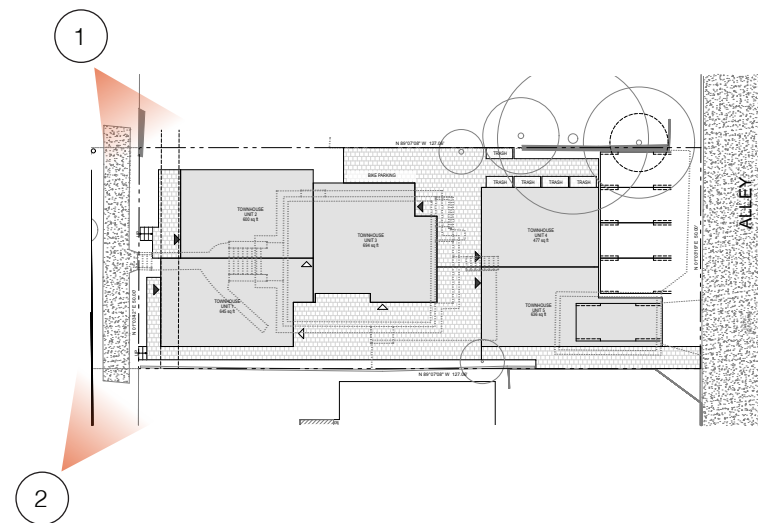


# SITE SECTION





RENDERINGS



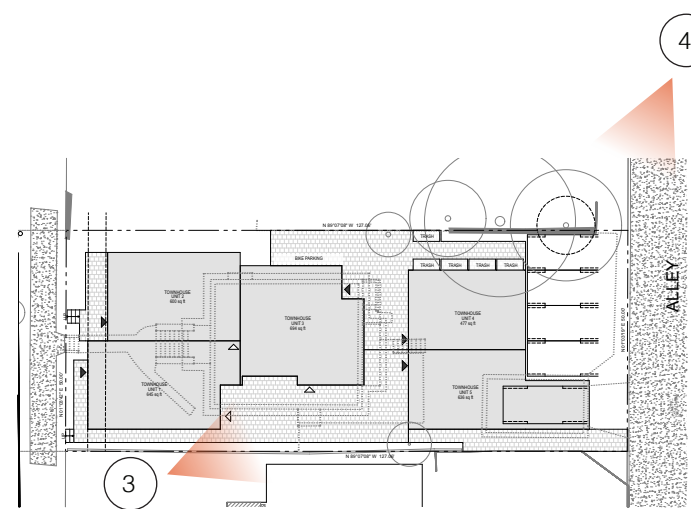
1. View from street looking southeast



2. View from street looking northeast



RENDERINGS



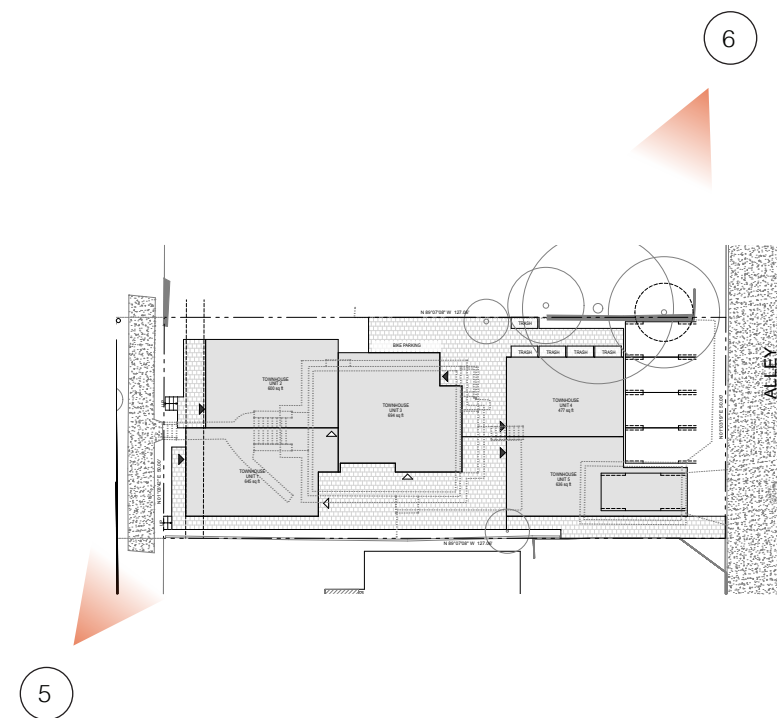
3. View from courtyard looking northeast



4. View from alley looking southwest



RENDERINGS



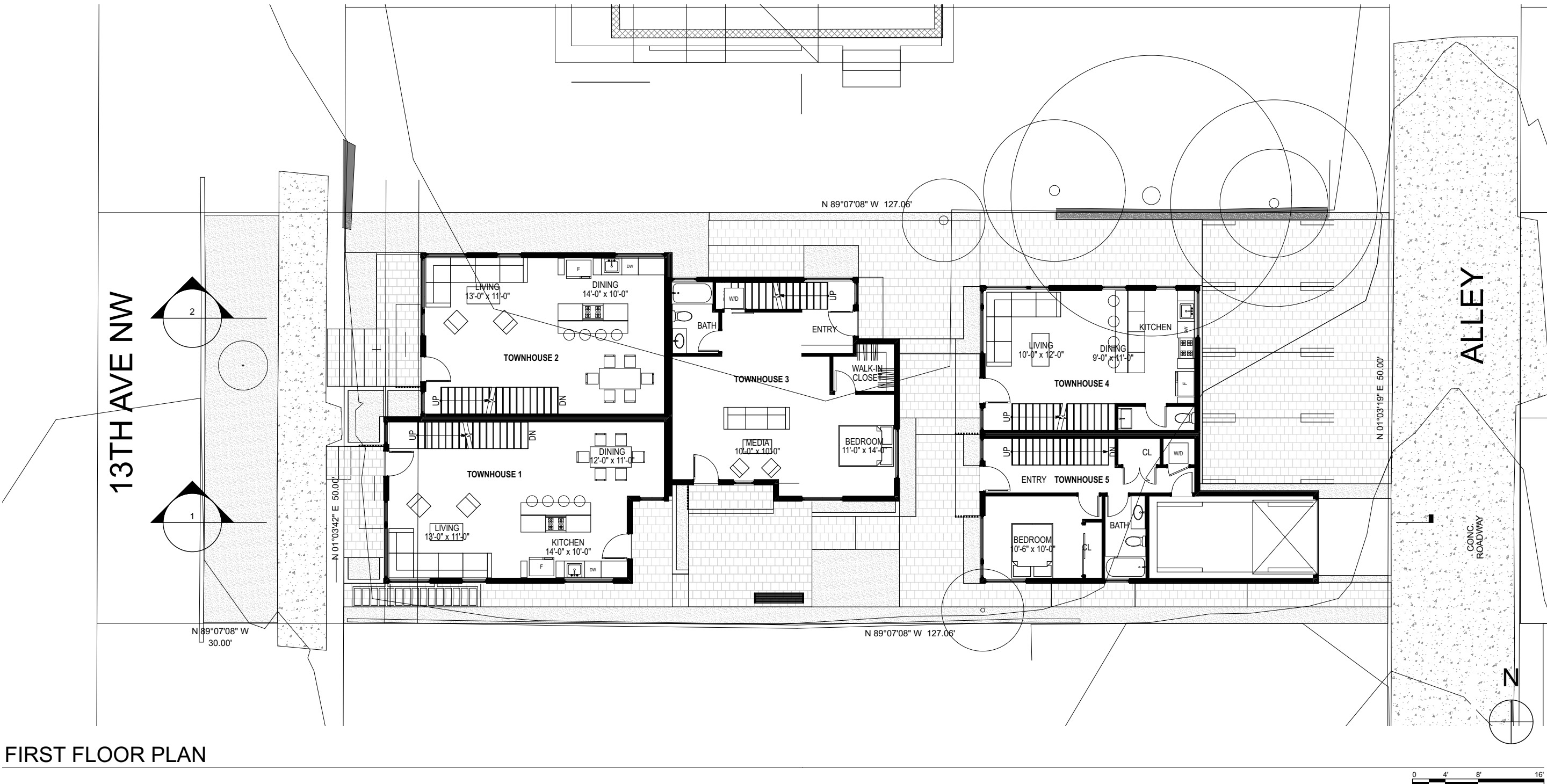
5. Aerial view looking northeast



6. Aerial view looking southwest

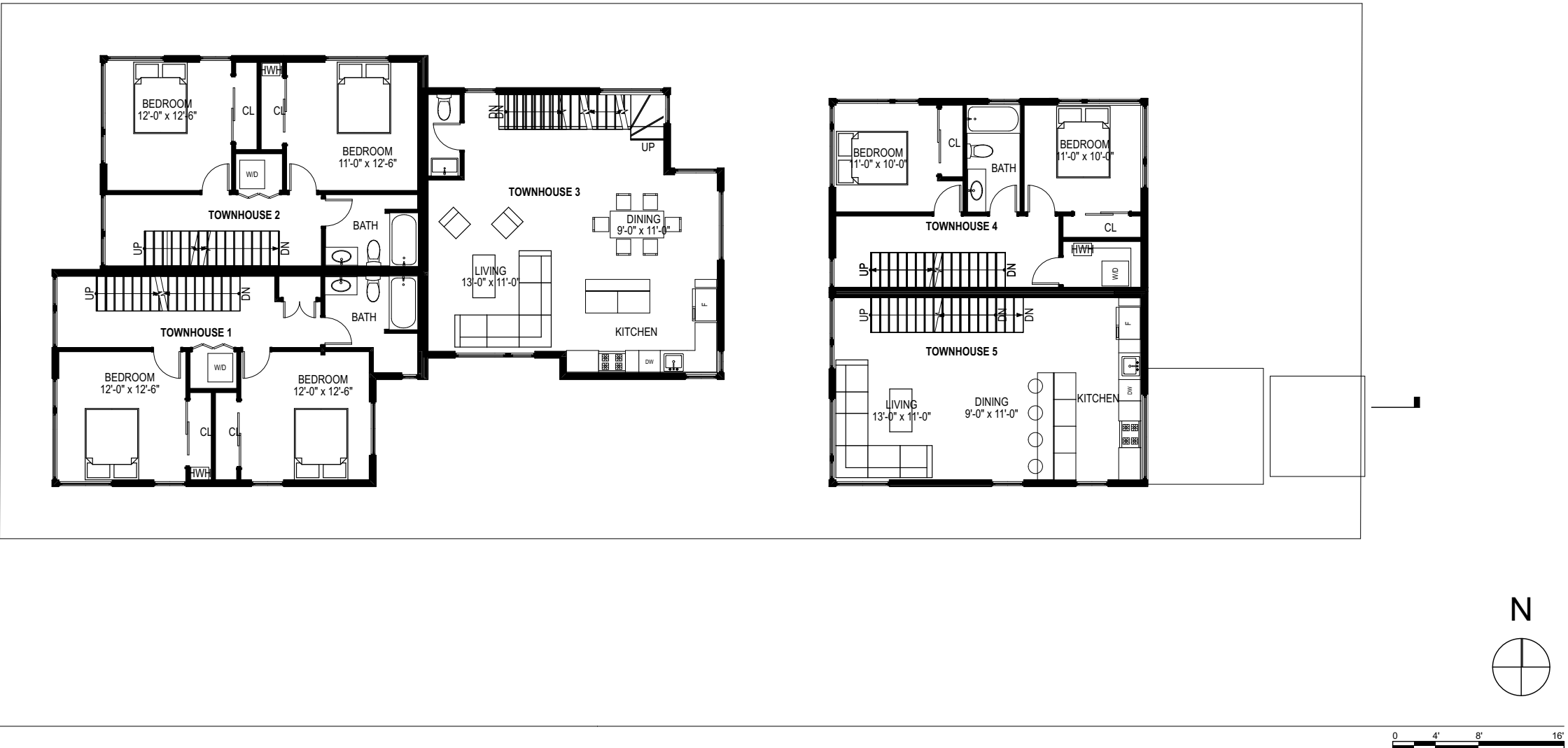


FLOOR PLANS



FIRST FLOOR PLAN

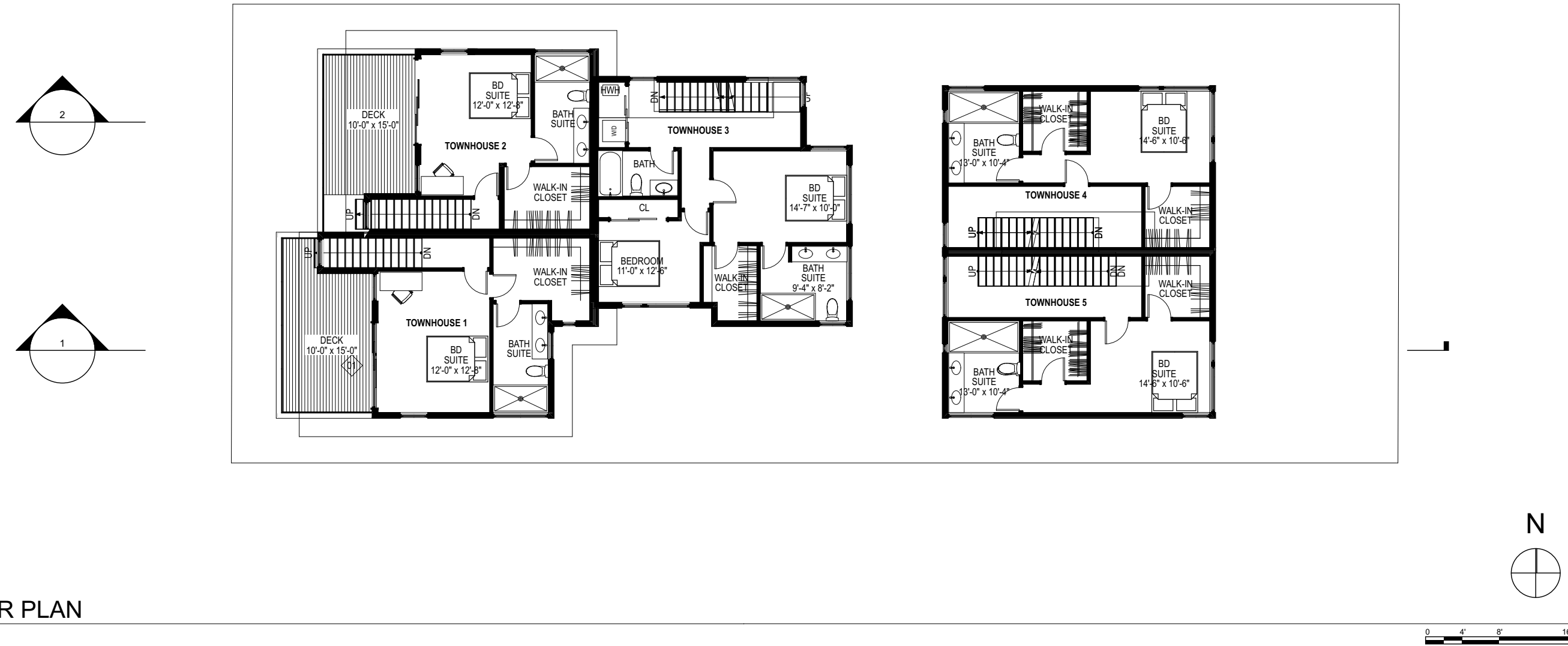
SECOND FLOOR PLAN



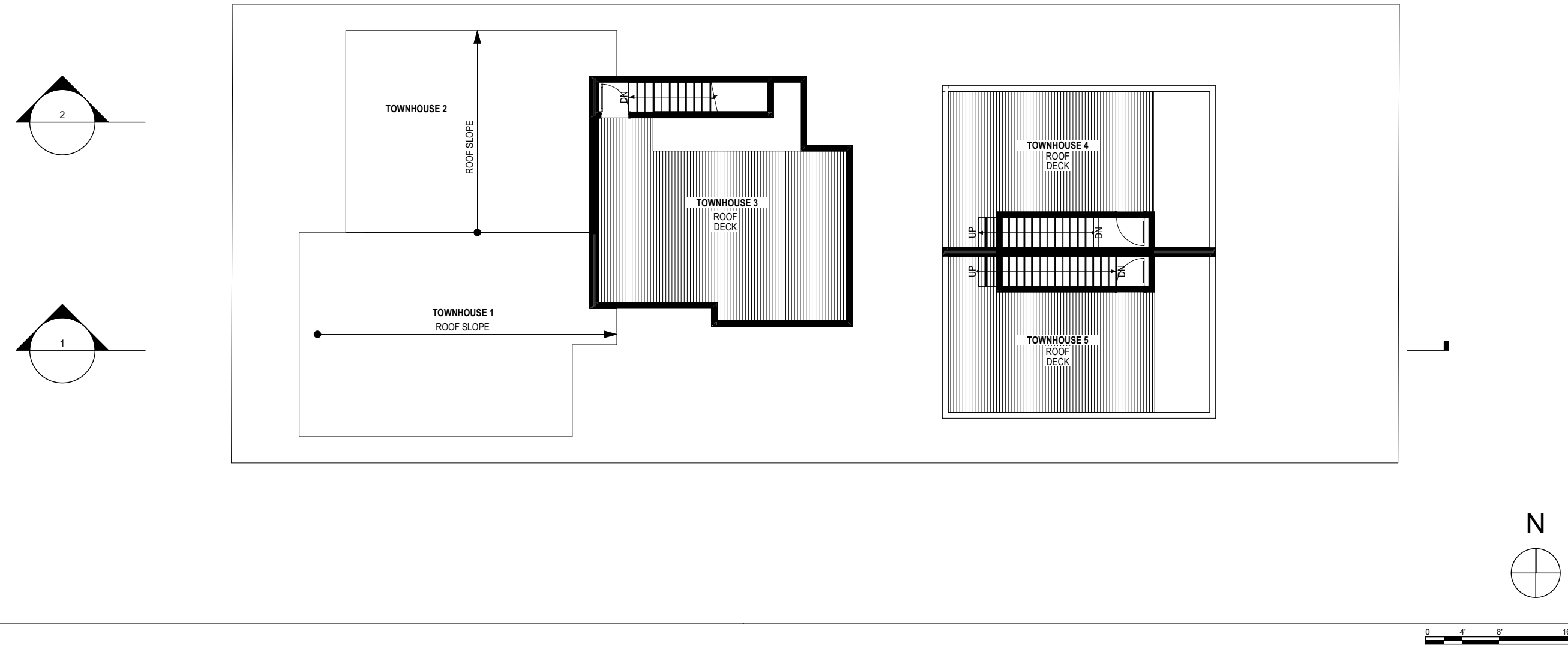


FLOOR PLANS

THIRD FLOOR PLAN



ROOF PLAN





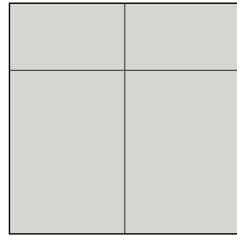
# RENDERED ELEVATIONS



1. 8' X 1'-4\"/>



2. 2' X 10' FIBER-CEMENT PANEL  
SHERWIN WILLIAMS #6230  
RAINSTORM

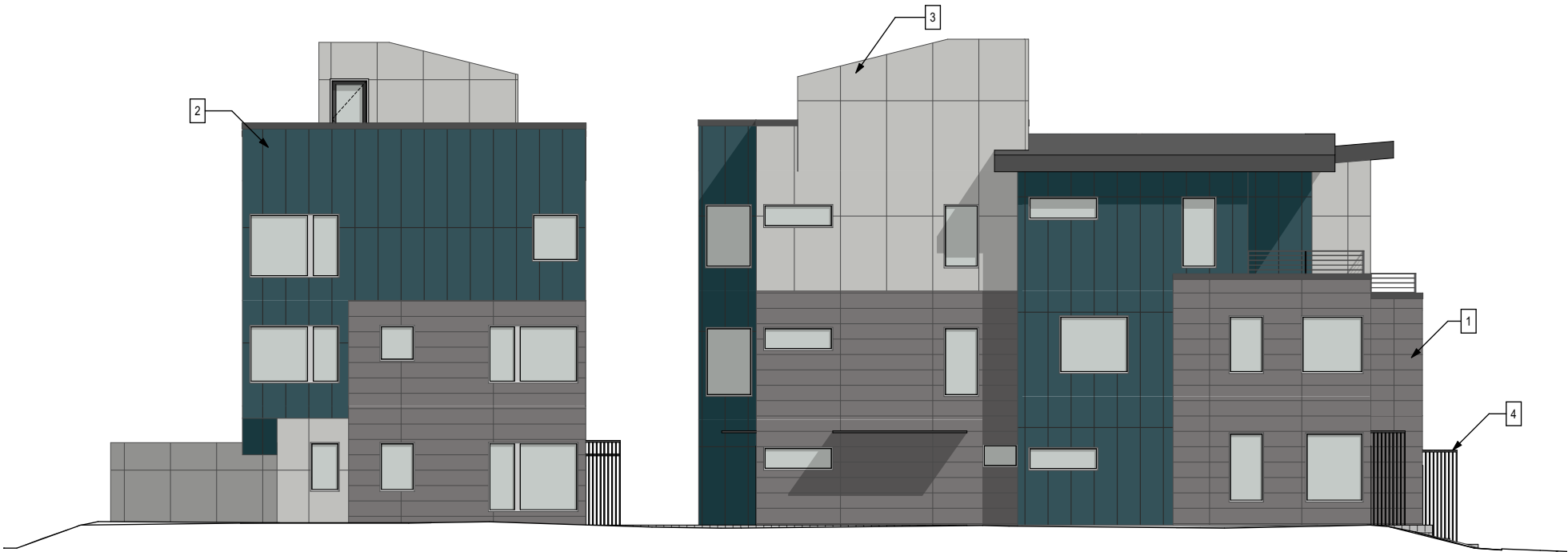


3. 2' X 10' FIBER-CEMENT PANEL  
SHERWIN WILLIAMS #7063  
NEBULOUS WHITE

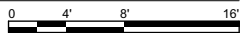


4. BLACK METAL FEATURES  
SHERWIN WILLIAMS #7069  
POWDER COATED MATTE BLACK

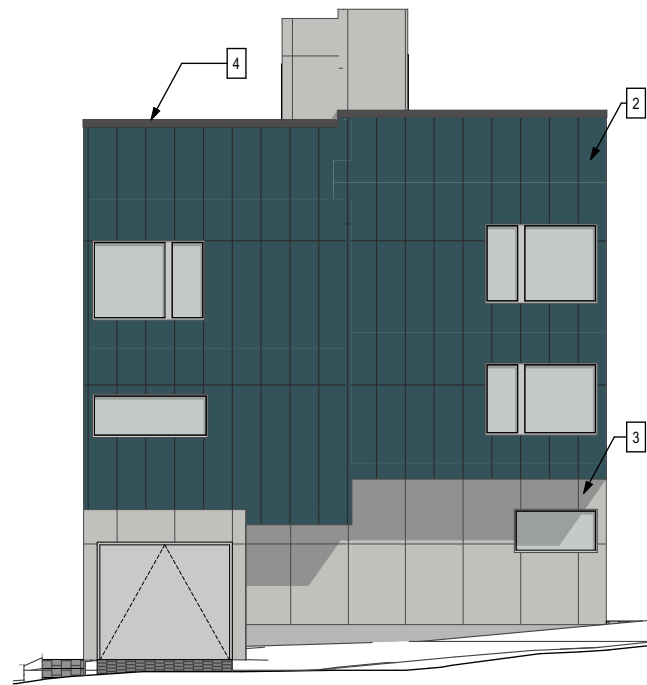
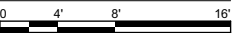
## RENDERED ELEVATION KEY



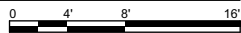
NORTH ELEVATION



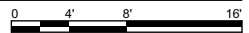
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION





# LANDSCAPE PLAN



Bloodgood Japanese Maple



Blue Fescue



Golden Variegated Hakonechloa



Pacific Coast Iris



Limelight Hydrangea



Heavenly Bamboo



Mahonia Soft Caress



Blue Arrow Juncus



Kelsey Dogwood

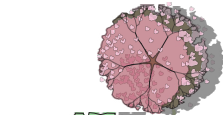


Western Sword Fern

## PLANT SCHEDULE

### TREES

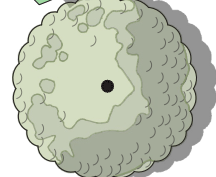
### BOTANICAL / COMMON NAME



*Acer palmatum* 'Bloodgood' / Bloodgood Japanese Maple



*Davidia involverata* / Dove Tree  
Street Tree



Existing Tree

### GROUND COVERS

### BOTANICAL / COMMON NAME



*Fragaria chiloensis* / Beach Strawberry

### SITE

### BOTANICAL / COMMON NAME



7/8" Drain Rock

## PLANT SCHEDULE

### SHRUBS

### BOTANICAL / COMMON NAME



*Calamagrostis x acutiflora* 'Karl Foerster' / Feather Reed Grass



*Evonymus japonicus* 'Greenspire' / Greenspire Upright Evonymus



*Festuca glauca* / Blue Fescue



*Hakonechloa macrochaeta* 'Aureola' / Golden Variegated Hakonechloa



*Hydrangea paniculata* 'Limelight' / Limelight Hydrangea



*Mahonia eurybracteata* 'Soft Caress' / Mahonia Soft Caress



*Nandina domestica* 'Gulf Stream' TM / Heavenly Bamboo



*Pennisetum orientale* / Oriental Fountain Grass



*Polystichum munitum* / Western Sword Fern



*Sarcococca ruscifolia* / Fragrant Sarcococca

### BIORETENTION

### BOTANICAL / COMMON NAME



*Cornus alba* / Tatarian Dogwood



*Cornus sericea* 'Kelsey' / Kelsey Dogwood



*Iris x Pacific Coast Iris* / Pacific Coast Iris



*Juncus inflexus* 'Blue Arrow' / Blue Arrow Juncus



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1.B. SUNLIGHT AND VENTILATION

The proposal is designed around a common courtyard which faces south, allowing all of the units ample access to light and air at all stories. The proposal minimizes shading on the adjacent site to the north by splitting the proposal into two structures and providing a varied setback along the north side. The project proposes a tree centered on the courtyard along the south property line to add some shade to the courtyard and screen the space from the parking area on the development proposed to the south.

CS1.C. TOPOGRAPHY

The site is mostly flat with a slight slope up towards the east away from the street. The proposal responds to this slope by stepping the units and creating more individual expression.

CS2 URBAN PATTERN AND FORM

CS2.A. LOCATION IN THE CITY AND NEIGHBORHOOD  
CS2.D. HEIGHT, BULK AND SCALE

The proposal contributes to the pattern of the neighborhood by creating a small-scale townhouse project that engages the street and shelters an interior courtyard for all units. The two street-facing units feature two-story volumes adjacent to the street and are shifted off each other to create modulation and express each one individually. Small front stoops with entry canopies and a recessed deck at the third floor provide direct engagement with the street. In addition, a shared walkway connects 13th Avenue NW to the courtyard and alley at the rear of the site.

PUBLIC LIFE

PL2 WALKABILITY

PL2.B. SAFETY AND SECURITY

The street-facing unit entries are elevated from the street and create a safe environment by providing lines of sight through the placement of the doors and windows and a landscape buffer between the entries and the sidewalk. Third floor decks at the front units provide additional eyes on the street. The shared walkway, courtyard and unit entries will have ample lighting for security.

PL3 STREET LEVEL INTERACTION

PL3.A. ENTRIES  
PL3.B. RESIDENTIAL EDGES

The two street-facing homes directly engage the street with covered and raised entries. The small porches and planting areas provide a level of security and privacy for the residents. An arbor orients the entry to the shared courtyard and the three homes behind. Addresses are clearly visible as they are mounted on the arbor and at each home's entry. The proposal is of a similar scale to the existing buildings adjacent to the site allowing it to fit into the existing fabric of the neighborhood.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

DC1.C. PARKING AND SERVICE USES

Parking for the site is accessed from the alley and is located at the rear of the site. The parking is screened from the south by a private garage for the southeast unit and from the north by a large tree on the adjacent site to the north.

DC2 ARCHITECTURAL CONCEPT

DC2.A. MASSING  
DC2.C. SECONDARY ARCHITECTURAL FEATURES

The varied building volumes and voids are scaled and in dialogue with those of the neighboring buildings. Porches, overhangs and fenestration patterns were all considered and integrated into the design proposal. The design also reduces perceived mass by pulling back building volume from the street and neighbors where possible. Visual depth is added at all facades through modulation of building volume. This is accentuated by use of various materials and colors. Dual purpose elements are also integrated and include railings, trellises, planters and other landscape elements.

DC2.B. ARCHITECTURAL AND FAÇADE  
COMPOSITION  
DC2.D. SCALE AND TEXTURE

The proposal provides a well-scaled thoughtful solution to an infill development with alley access. The center of the site is devoted to residents and visitors with the vehicular parking located at the rear of the site behind all structures. The project features generous setbacks, facade modulation, porches, and smaller two story volumes at the street facade. All facades are carefully composed to ensure the architectural expression is articulated as a holistic approach with the use of modulation of volume and material. The well-scaled solution also maintains respect for the adjacent sites with two units oriented towards 13th Avenue NW, two unit oriented west into the courtyard and one central courtyard unit with larger setbacks to its sides. Large blank walls are avoided completely. The pedestrian level is detailed with high quality materials, entry canopies, seating and planting areas. Private decks are placed throughout the project to provide visual depth and interest.

Trees and plantings are designed along the shared walkway, in the courtyard and at the entries. Seating is incorporated within the courtyard to provide seating in the communal spaces and interact with the human scale.

DC2.E. FORM AND FUNCTION

The proposed design is legible and flexible. Entries, pathways and primary functions are clear, accessible and visually appealing through use of materials and landscaping. Flexibility is most celebrated at the shared courtyard, an outdoor space enhanced by trees and plantings that can serve numerous uses over time.

DC3 OPEN SPACE CONCEPT

DC3.A. BUILDING-OPEN SPACE RELATIONSHIP

The proposed design includes a shared open space at street level that enhances the building and site. The space is accessed from the west side of the site and is the point of entry for the three townhouses at the east side of the site. The courtyard space at grade will include areas for gathering and be landscaped. All units have access to and views of the courtyard space.

DC4 MATERIALS

DC4.A. EXTERIOR ELEMENTS AND FINISHES  
DC4.C. LIGHTING

The high quality, durable and maintainable materials proposed for this project include integral colored cement board, painted hardie panel and powder coated steel. The material variation generally expresses modulation in massing with the higher quality integral colored cement board highlighting the pedestrian areas. The steel canopies and railings highlight the more private pedestrian spaces and add a finer detail to the project. The planting areas are designed to call out the entries, walkway, and courtyard space. The landscape design creates a holistic approach to the site and softens the streetscape as well as the interior of the project. Most of the plantings will be native and drought-tolerant. The lighting design provides individual resident safety and security without over-lighting and causing light intrusion for neighboring parcels.

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COMPLETED WORK b9 ARCHITECTS



Townhouses in the Central District by b9 Architects



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Townhouses in the Central District by b9 Architects



Townhouses in the Capitol Hill by b9 Architects



Townhouses in the Capitol Hill by b9 Architects



Townhouses in Fremont by b9 Architects